



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number **November 15-138F**

Case Type **Final Plat**

Project Name **Timber Land Meadows**

Applicants/Owners: Shane Fleshman & Kristi Soligo Fleshman
 12806 Timberland Drive
 Kearney, MO 64060

Request **Final Plat** approval of Timber Land Meadows

Application Submittal 2015-10-05

Public Notice Published N/A

Neighbor Letters Sent 2015-10-16

Report Date 2015-10-19

REPORT AUTHOR(S) Debbie Viviano, Planner
 Kipp Jones, Planning and Zoning Manager

Recommendation APPROVED with conditions



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 12725 Hills Road
Section 17 | Township 52 | Range 31

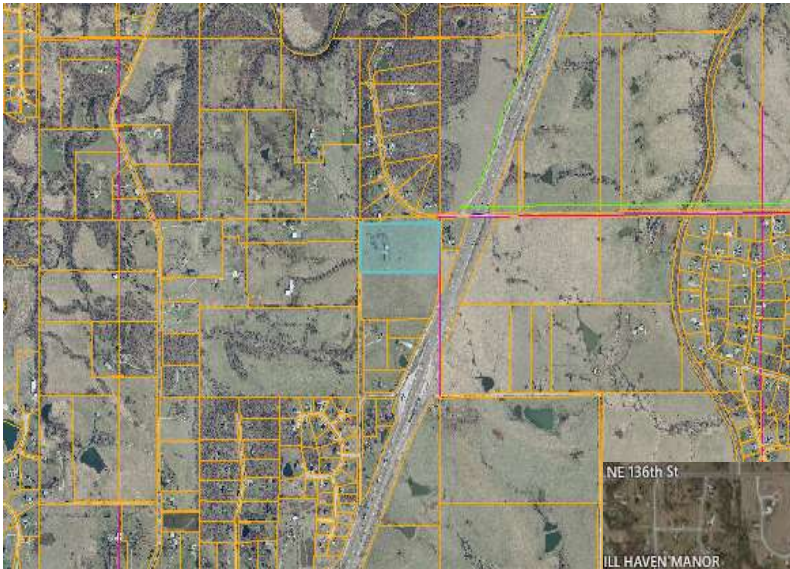
Site Size: 20.698 ± acres

Existing Landuse & Zoning: Agricultural (AG)

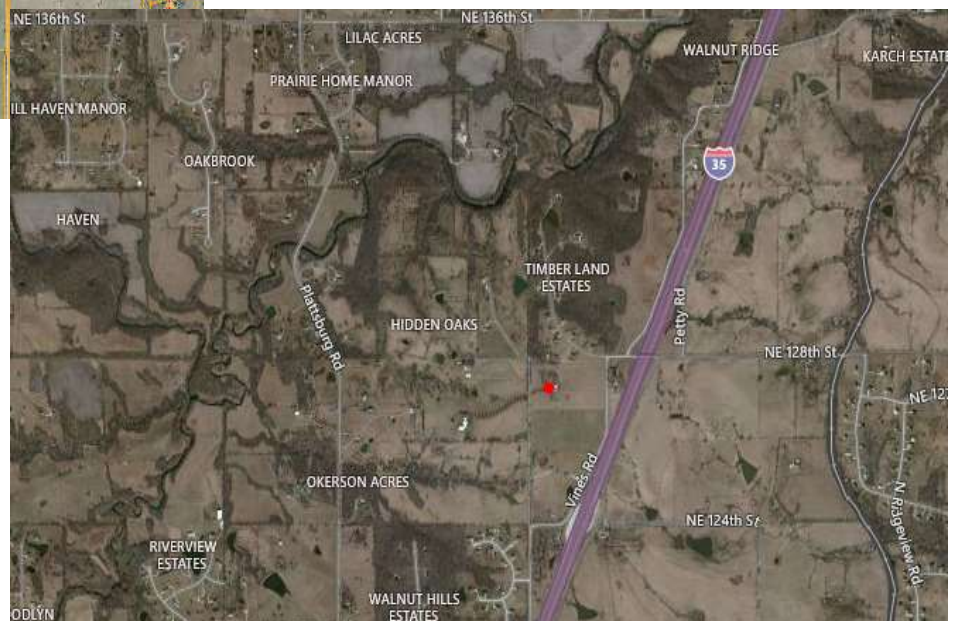
Zoning/Platting History: None

Surrounding Landuse & Zoning:
North - Timber Land Estates (R-1), AG zoned land
East - Sparks Addition (R-1B), I-35, City of Kearney
South - AG and R-1 zoned land, Berkshire Glen 1st Plat (R-1B)
West - AG and R-1 zoned land, A Hwy

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



Report to Planning & Zoning Commission

Clay County, Missouri

Assessment

Shane Fleshman and Kristi Soligo Fleshman are requesting **Final Plat** approval for Timber Land Meadows, approximately 20± acres located at approximately 12725 Hills Road.

The Fleshman's would like to split the property into four (4) lots in order sell three of the lots and keep one for themselves for future use.

Character of the General Neighborhood

Sparks Addition (R-1B), the Interstate I-35 and the city limits of the City of Kearney are to the east; to the west is Residential Low Density (R-1A) District zoned and AG zoned land and A Highway; to the north is Timberland Estates (R-1), and AG zoned land; to the South is Residential Rural (R-1) District and AG zoned land and Berkshire Glen 1st Plat (R-1B).[See Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated October 16, 2015.

Outside Agency Review

The Clay County Highway Department has noted the following:

Based upon the Manual Uniform Traffic Control Devices (MUTCD) and Clay County Highway Department (CCHD) specifications Timber Land Meadows will pass for sight distance requirements for driveways. Vines Road is asphalt surfacing and Hills Road is chip and seal surfacing.

The Clay County Health Department has given preliminary and final approval for Timber Land Meadows. Public Water Supply District #6 currently supplies water to the existing residence on Lot 3 and water is available for the remaining three lots. The property lies within the Kearney Fire District.

Findings

Road Impact Fees (*RIF*) are required for the proposed three (3) additional lots. The estimated total amount of RIF is \$4,640.63 and is subject to change at the time of payment based on the market price of material.



Report to Planning & Zoning Commission

Clay County, Missouri

Recommendations

Staff recommends the **Final Plat** of Timber Land Meadows be **Approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) agreement recorded and fees paid according to agreement at same time as the recording of the Final Plat.
2. The following corrections to the recording copies of the final plat:
 - a. CHANGE: Lot 1; 50' Building Line (B/L) to 35' B/L
 - b. CHANGE: In signature area- TIMBERLINE to TIMBER LAND
 - c. CHANGE: In signature area- Presding to Presiding

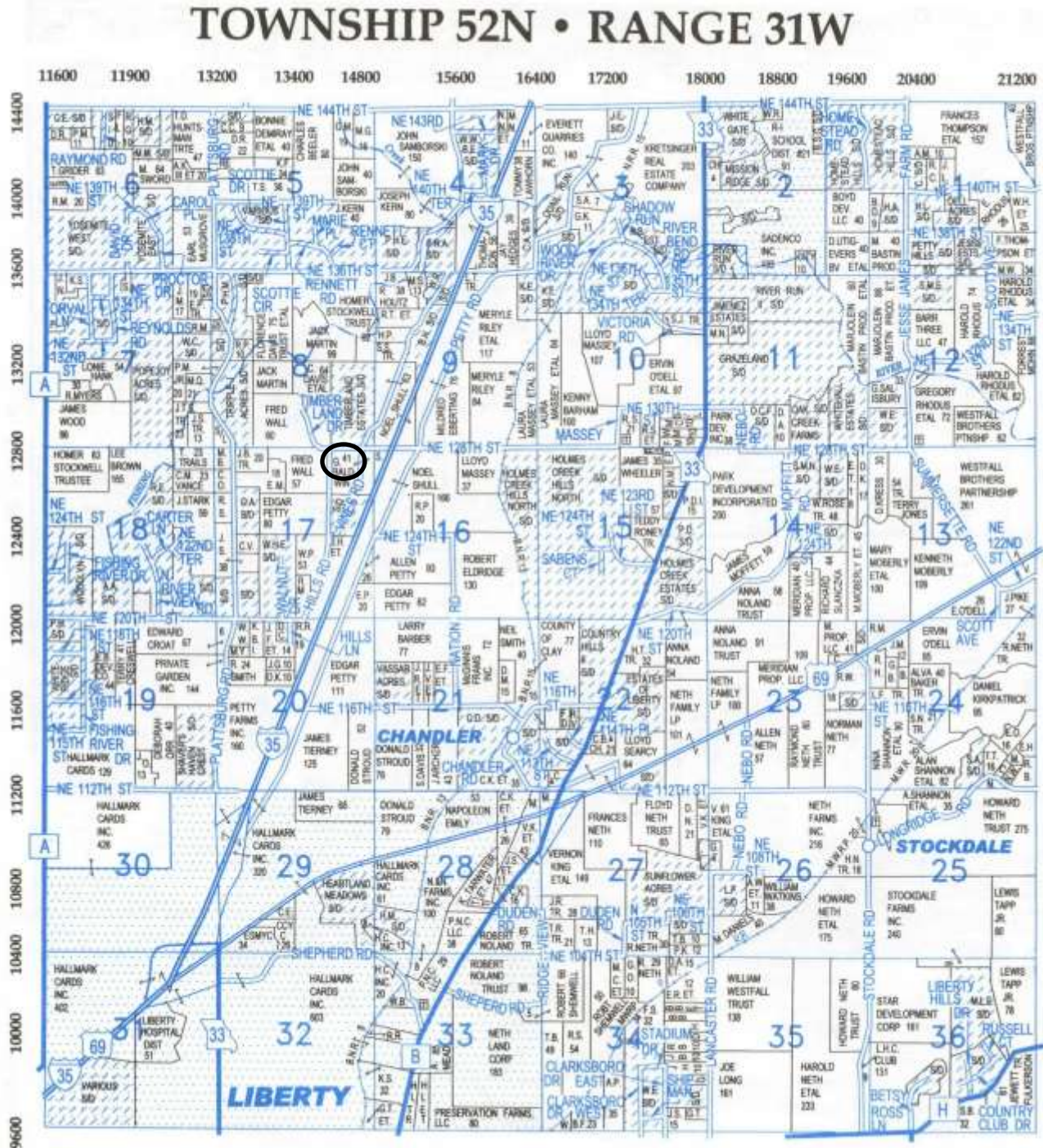


Report to Planning & Zoning Commission

Clay County, Missouri

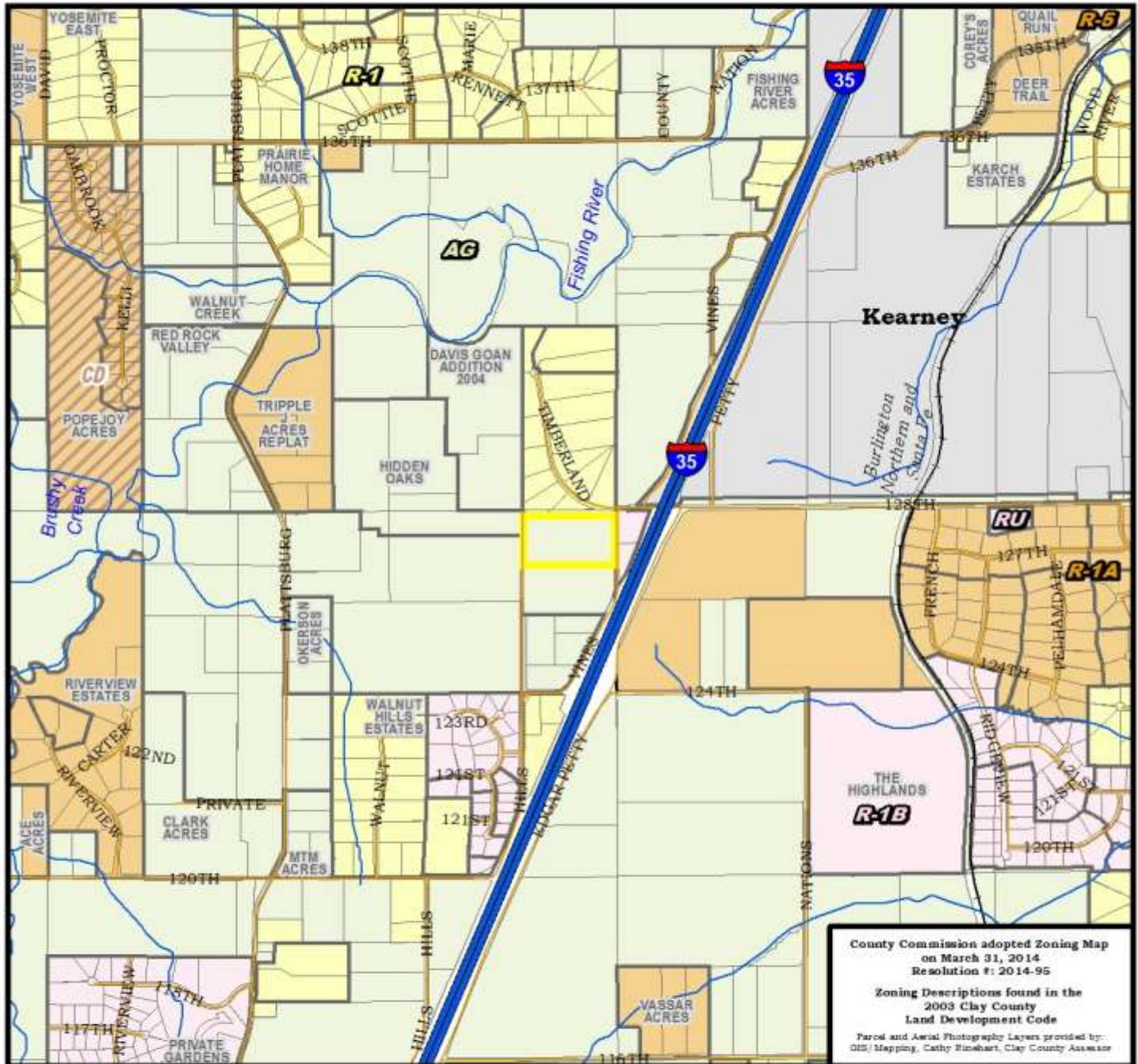
Attachments

November 15-138F – Timber Land Meadows Attachment A - Vicinity Map

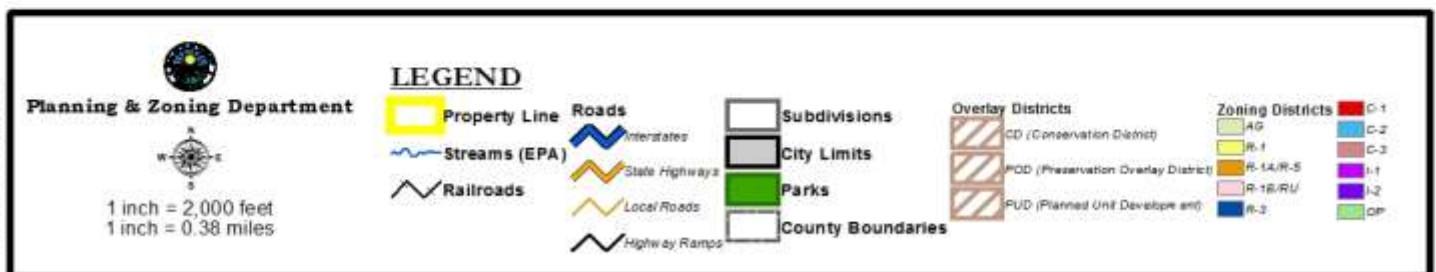


Nov 15-138F – Timber Land Meadows

Attachment B - Existing Conditions Map

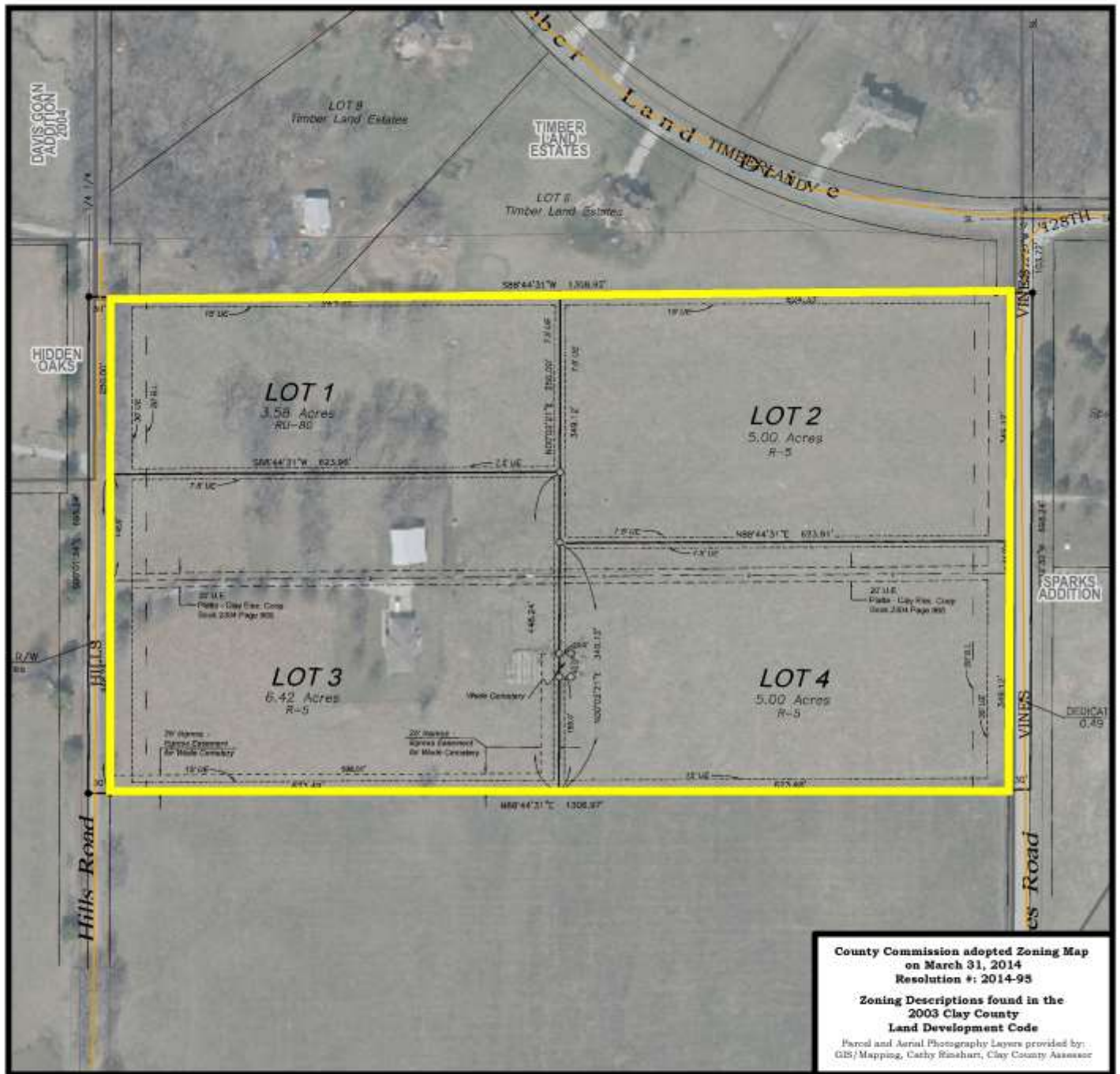


Map Document: G:\GIS\project_files\activity Map - 8 x 11 P.mxd
08/23/2015 12:10:10 PM



Nov 15-138F – Timber Land Meadows

Attachment C - Site Plan Map



Planning & Zoning Department



1 inch = 200 feet
1 inch = 0.04 miles

LEGEND

- Property Line
- ~ Streams (EPA)
- ~ Railroads
- ~ Roads
 - ~ Interstates
 - ~ State Highways
 - ~ Local Roads
 - ~ Highway Ramps
- Subdivisions
- City Limits
- Parks
- County Boundaries